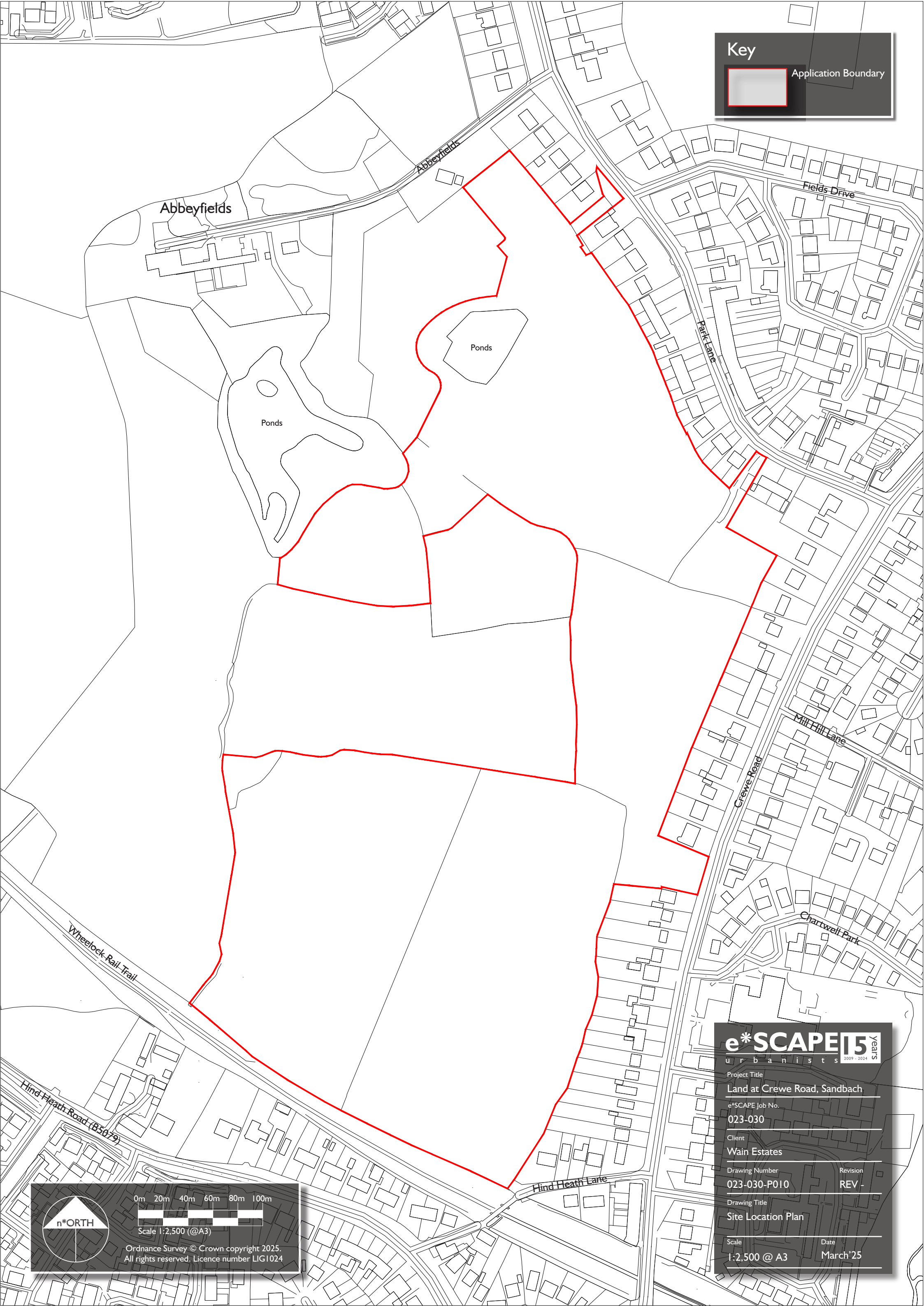


25/1403/OUT

Land Off Crewe Road,
Sandbach,
Cheshire East

Key

Application Boundary



n*ORTH

0m 20m 40m 60m 80m 100m

Scale 1:2,500 (@A3)

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e*SCAPE15 years

urbanists 2009 - 2024

Project Title

Land at Crewe Road, Sandbach

e*SCAPE Job No.

023-030

Client

Wain Estates

Drawing Number

023-030-P010

Revision

REV -

Drawing Title

Site Location Plan

Scale

1:2,500 @ A3

Date

March '25

Key

- Proposed Housing Development Boundary
- Development Parcels
- Elderly Living
- Community Use
- Existing Trees & Woodland
- Proposed Trees & Woodland
- Existing Hedgerows
- Existing Ponds
- Ditches & Swales
- SuDS Ponds
- Green Infrastructure
- Landmarks
- Avenue
- Streets
- Lanes
- Shared Drives
- Amenity Footpaths/Cycleways & Potential Parkrun Route
- Squares
- Gateways (Primary, Secondary & Tertiary)
- Play Area (LEAP)
- Play Area (LAP)
- Trim Trail
- Wildlife Corridors

Accommodation Schedule

Site Area: 17.17 ha
 Net Developable (Residential): 4.02 ha
 Net Developable (Elderly Living): 0.59 ha
 Net Developable (Community Use): 0.22 ha
 Green Infrastructure: 12.34 ha
 Number of Homes: 152 homes
 Net Density: 37 homes/ha
 Gross Density: 9 homes/ha

Abbeyfields



COUNTRYSIDE
PARK



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urbanists 2009 - 2024

Project Title
Crewe Road, Sandbach

e*SCAPE Job No.
023-030

Client
Wain Estates

Drawing Number
023-030-P007a

Drawing Title
Framework Plan: Option A

Scale
1:2,500 @ A3

Revision
REV D

Date
October '25

Key

- Proposed Housing Development Boundary
- Development Parcels
- Elderly Living
- Community Use
- Existing Trees & Woodland
- Proposed Trees & Woodland
- Existing Hedgerows
- Existing Ponds
- Ditches & Swales
- SuDS Ponds
- Green Infrastructure
- Landmarks
- Avenue
- Streets
- Lanes
- Shared Drives
- Amenity Footpaths/Cycleways & Potential Parkrun Route
- Squares
- Gateways (Primary, Secondary & Tertiary)
- Play Area (LEAP)
- Play Area (LAP)
- Trim Trail
- Wildlife Corridors

Accommodation Schedule

Site Area: 17.17 ha
Net Developable (Residential): 4.24 ha
Net Developable (Elderly Living): 0.59 ha
Net Developable (Community Use): 0.22 ha
Green Infrastructure: 12.12 ha
Number of Homes: 160 homes
Net Density: 38 homes/ha
Gross Density: 9 homes/ha

Abbeyfields

Abbeyfields

Fields Drive

Park Lane

Mill Hill Lane

Crewe Road

Chartwell Park

Hind Heath Lane

Hind Heath Road (B5679)

COUNTRYSIDE
PARK

New Pond Area

Informal Kickabout Space

Parkrun Gathering Area

Ancient Woodland

Community Garden

Ponds

Ponds

LEAP

LAP

Wildlife Corridor

Wildlife Corridor

Wildlife Corridor

Wildlife Corridor

Wildlife Corridor

Wildlife Corridor

e*SCAPE 15 years
urbanists 2009 - 2024

Project Title
Crewe Road, Sandbach

e*SCAPE Job No.
023-030

Client
Wain Estates

Drawing Number
023-030-P007b

Drawing Title
Framework Plan: Option B

Scale
1:2,500 @ A3

Revision
REV D

Date
October '25



0m 20m 40m 60m 80m 100m
Scale 1:2,500 (@A3)

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